

Square 458 (Commercial Buildings)
Sixth, Seventh, D Streets, and Indiana Avenue, NW
Washington
District of Columbia

HABS No. DC-618

HABS
DC,
WASH,
301-

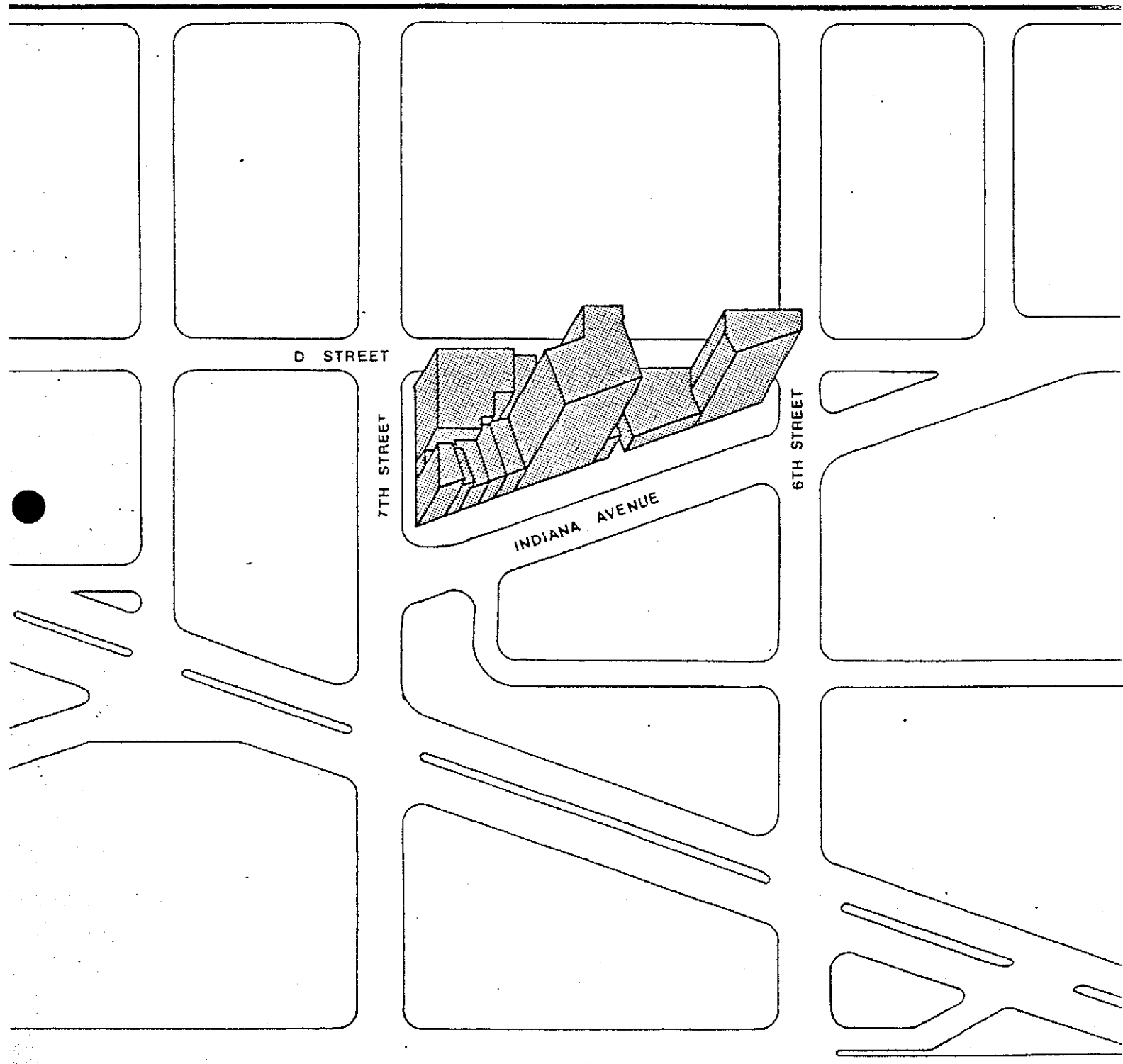
PHOTOGRAPHS

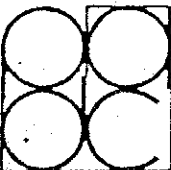
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20013-7127

HABS
DC
WASH,
301-
Square
458

Historic Preservation Program Tasks 3.1.5 & 3.4.5.
BUILDING DOCUMENTATION





**PENNSYLVANIA
AVENUE
DEVELOPMENT
CORPORATION**
425 13TH STREET, N.W.
WASHINGTON, DC 20004

GENERAL CONSULTANTS		HISTORIC PRESERVATION PROGRAM	
ANDERSON NOTTER/MARIANI GENERAL PRESERVATION & CONSERVATION CONSULTANT		DAVID MCLAREN HART & ASSOCIATES PRESERVATION & CONSERVATION CONSULTANT	
DEVYDUAX & PURNELL ASSOCIATE ARCHITECTS		MONK DUNSTONE ASSOCIATES COST ESTIMATING CONSULTANT	

INTRODUCTION TO SQUARE 458

Square 458 lies on the southeastern portion of the Pennsylvania Avenue Historic District. Its plan is trapezoidal, resulting from the oblique-orientation of Indiana Avenue along its southern border. On the east and west are Sixth and Seventh Streets, respectively.

Square 458 forms the northern edge of the patte d'oie configuration of streets that radiate eastward from Market Square. This "central plaza" was intended by Washington's planner, Pierre L'Enfant, to constitute an urban node at the intersection of three major city axes, Pennsylvania Avenue, Louisiana Avenue (now Indiana), and Eighth Street. The significance of the area is clear, as it would have offered views of planned landmark structures - the National Church, the Judiciary House, the Washington Equestrian Statue, as well as the Presidential and Congressional Houses. For this reason, Louisiana Avenue was designed to be as wide as Pennsylvania Avenue.

The City Plan of 1792 prepared by A. Ellicott made minor amendments to the original plan but was basically consistent with the initial version. During the Nineteenth and Twentieth Centuries the construction of Center Market and later the development of the Federal Triangle eradicated this grandiose concept of urban vistas, leaving Indiana Avenue as an awkward leftover of an unrealized plan.

Presently, large modern buildings are interspersed with the more traditional Nineteenth Century commercial structures - those which had historically designated Indiana Avenue, D Street, and Sixth Street as principal commercial thoroughfares. Thus, the physical evolution has produced discontinuous, erratic street-scapes.

The 1872 Bastert Plat Map shows that Square 458 had originally included seventeen lots, ten of which faced Indiana (Louisiana) Avenue, and seven faced Seventh Street. A small service alley existed on Lot 5, commencing at its northern end and terminating at its midpoint.

Square 458 lies comfortably within the environment which was the city's bustling commercial sector throughout the Nineteenth Century. Because of its proximity to Pennsylvania Avenue, and its accessibility to other outstanding commercial avenues, it

developed very early in the city's history. Craftsmen and professionals settled on the square during this era of vast commercial growth.

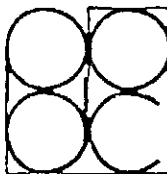
Specific business trends may be observed through a more methodical exploration of the City Directories from 1870 into the early Twentieth Century. Throughout these years, much commercial development and movement arose on D and Seventh Streets, and especially on Indiana Avenue. D and Seventh Streets became small-scale, retail-oriented concerns. Indiana Avenue attracted professionals such as architects, lawyers, insurance agents, commission merchants, physicians and civil engineers. By the early Twentieth Century, however, these professional firms had moved. The resettlement of professionals may be attributed to unfavorable, depressing city conditions. Employment was low, job dissatisfaction high, and the city's sporadic growth resulted in inadequate street grading, drainage and sewer systems. As the professional establishments were slowly relocating, they were replaced by retail and service shops.

Like most downtown areas today, Square 458 is heterogenous in architectural style. Its most unusual characteristic is the large setback of the facades along Indiana Avenue, which attests to the originally-intended significance of this urban axis.

Prior to the construction of the modern structures of the 50s and 60s, the Indiana Avenue streetscape was relatively low, lined by an exceptional collection of small-scale Nineteenth Century commercial buildings. 625 Indiana Avenue, presently vacant, was one of a row of four similar buildings which were unified through a continuous bracketed cornice. 637-641 Indiana Avenue still remain and are typical of straightforward, modest commercial buildings in the District's early years (these buildings date from circa 1820).

Anchoring the southwest corner of Square 458 is The Fireman's Insurance Company which has occupied the five-story landmark building at Seventh Street and Indiana Avenue since its construction in 1882.

The north side of the square presents only one building of relatively exceptional value: the Polkinhorn. Otherwise, the structures along D Street are unsympathetic to each other in size, scale, style and function. The resulting streetscape is one of discontinuity and randomness.



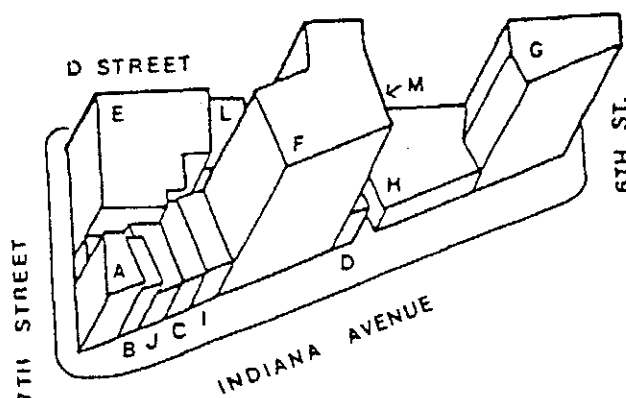
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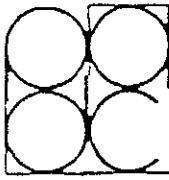
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HISTORIC PRESERVATION PROGRAM

SQUARE 458
HABS No. DC-618
(Page 4)



A	Fireman's Insurance Co. Bldg.	HABS No. DC-235
B	643 Indiana Avenue, NW	HABS No. DC-588
C	639 Indiana Avenue, NW	HABS No. DC-589
D	625 Indiana Avenue, NW	HABS No. DC-230
E	309-319 Seventh Street, NW	HABS No. DC-590
F	633 Indiana Avenue, NW	HABS No. DC-591
G	Judiciary Building	HABS No. DC-596
H	Sarbov Parking Garage	HABS No. DC-592
I	McCutcheon Building	HABS No. DC-413
J	641 Indiana Avenue, NW	HABS No. DC-593
L	Polkinhorn Building	HABS No. DC-568
M	626 D Street, NW	HABS No. DC-595



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HISTORIC PRESERVATION PROGRAM
BUILDING PERMIT
SUMMARY

INDIANA AVENUE: BETWEEN SIXTH AND SEVENTH STREETS:

- 601 The Judiciary Building (458-G):
.6/30/1961 #B75915: Build one ten-story brick, granite, limestone and concrete office building, as per plan. Cost: \$300,000.00.
.12/11/1961, #B81623: Renew building permit #B75915 authorizing erection of one ten-story brick, concrete and stone office building, as per plan.
.8/16/1962, #B83708: To install plumbing in new building. Cost: \$70,000.00.
.4/30/1963, #B99384: Install two electric passenger elevators, as per plan. Cost: \$9,629.00.
.5/27/1963, #B92590: To install plumbing in new building. Cost: \$15,000.00.
.6/20/1963, #B102110: Install one dumb waiter as per plan. Contractor, Horner Elevator Company, Inc., Cost: \$4,045.00.
- 625 Commercial Building (458-D):
.12/5/1922, #5378: To install one hand-powered freight elevator. Contractor: John Collins.
.12/15/1922: #5661: To replace window with door. Build concrete steps to basement in rear of building. Contractor: Charles A. Racurre, Sr., Cost: \$4,200.00.
- 627-635 People's Drug Store and PEPCO Building (458-F):
.3/14/1963, #B97388: Take down one three-story brick dwelling 20' x 80' x 30' at 635 Indiana Avenue.
.3/18/1963, #B97513: Take down one three-story brick dwelling 20' x 80' x 30' at 631 Indiana Avenue.
.7/9/1963, #B93878: Install plumbing in new building. Cost: \$800,000.00.
.8/29/1963, #B105198: Build one thirteen-story concrete and masonry office building, as per plan. Cost: \$1,000,000.00.
.12/3/1963, #B108681: Install three elevators in office building, as per plan. Cost: \$800,000.00.



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BUILDING PERMIT
SUMMARY

.8/12/1964, #B107052: Install two ten-ton and three five-ton air conditioning units. Cost: \$7,500.00.

.9/21/1964, #B108371: Install two 200 HP air conditioning units. Contractor: Pollin Construction Company, Cost: \$14,000.00.

637 Litwin Furniture (458-I)
.9/4/1893, #308: To make general repairs and rebuild gable wall. Cost: \$125.00.

639 Dutch Boy Delicatessen (458-C):
.11/4/1881, #543: To make general repairs. Cost: \$500.00.
.3/11/1891, #1674: To build two show windows projecting three feet beyond building line. Cost: \$50.00.

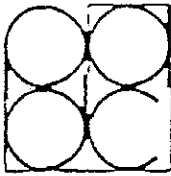
641 Artifactory (457-J):
.8/29/1890, #493: To put in show windows with projection of three feet. Cost: \$200.00.

.11/20/1907, #1689 1/2: Replace base and framing for show windows. Contractor: J. Maurice Baden.

643 Marv's Restaurant (458-B):
.12/4/1882, #720 1/2: Put in new front. Cost: \$3,000.00.
.#1765: To erect three signs, one 2' x 10' and two 20' x 5', "Garrison's Post Cards".
.10/10/1973, #B201140: To install one air conditioning unit, 90 m. BTU.

SEVENTH STREET: BETWEEN D STREET AND INDIANA AVENUE

303-307 Fireman's Insurance Company (458-A):
.7/29/1882, #145: Permit to build one brick building, 5 stories. Material of roof: slate and tin. Half mansard roof. Architect: R. J. Lavritz or Lavritzen; Builder: Reed.
.7/1/1884, #2: To remodel the interior and put in new brick front. Construct two projecting show windows, 2'-8" beyond building line. Architect: S. R. Turner & Company.
.8/9/1904, #288: To erect show windows, size 3'-0" x 9'-6". To change stairs from north to south side of building. Architect: W. K. Grimms.



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BUILDING PERMIT
SUMMARY

- .3/17/1913, #3770: To take up the present floor and build one wood partition across the room on the rear and to put up counter and shelves on side. To make minor repairs.
- .9/29/1916, #1596: To erect several signs flat against building wall.
- .6/22/1921, #8039: To erect three signs of metal flat against building wall.
- .1/14/1924, #5834: To erect three metal and wood signs.

309

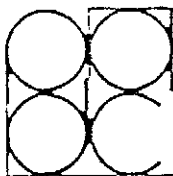
Commercial Building (458-K):

- .7/15/1904, #102 1/2: To cut opening for doorway between premises 307 and 309 Seventh Street, Mechanic: Van Ness and Sherer, Architect: N. R. Grinn.

311-319

Hub Furniture Company (457-E):

- .7/18/1878, #930: Permit to put a doorway between two houses at 317-319 Seventh Street and to alter show windows. Cost: \$25.00.
- .3/6/1879, #1823: To build a show window projecting 20" at 317 Seventh Street. Cost: \$15.00.
- .2/24/1882, #805: To connect the Polkinhorn Building with 315 Seventh Street, via an iron bridge four feet wide, Cost: \$250.00.
- .4/6/1899, #1306: To cut an opening in party wall in estate, first and second story between 311 and 313 Seventh Street. Put arch and lintel over six-foot openings. Cost: \$10-25.00.
- .6/4/1900, #3870: To build one two-story concrete block house at 313 Seventh Street, 42' x 58' x 34'. Architect: F. B. Pyle. Builder: Fisrel & Wagner.
- .3/23/1901, #1303: Remove present show window at 315 Seventh Street and replace with new one. Mechanic: W. H. Child. Cost: \$300.00.
- .7/7/1904, #45: To rebuild show windows at 311-319 Seventh Street. Cost: \$100.00.
- .7/18/1906, #188 1/2: To cut a brick arch 8'-6" wide by 10' high in partition wall at 319 Seventh Street.



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**BUILDING PERMIT
SUMMARY**

.7/20/1907, #250: To change construction of present show windows and remove party wall between premises 313 and 315 Seventh Street and use columns and girders for carrying floors and walls above.
Contractor: S. J. Prescott, Architect: A. P. Clark, Jr.

.10/14/1907, #1262: To erect one sign of wire, "The Underselling Stores".

.2/27/1912, #3733: Remove stairway from third and fourth floor of 315 Seventh Street. Cost: \$6,000.00.

.6/13/1916, #5486: To erect one metal electric sign 4' x 6' x 6', projecting 3'-6" from wall of building. Sign Painter: Century Manufacturing Company. Electrical Contractor: E. J.

.6/13/1958, #B36442: Take down part of brick store 40' x 57' and 73' x 56', at 315 Seventh Street.

.6/17/1958, #B36545: Build one four story brick store addition at 315 Seventh Street and also remove existing stairs, masonry walls and install columns and beams as per plans. Cost: \$75,000.00 for addition, \$2,000.00 for repairs.

.9/39/1958, #B38131: To install plumbing. Cost: \$2,000.00

D STREET: BETWEEN SIXTH AND SEVENTH STREETS:

624

Sarbov Parking Garage (458-H):

.3/21/1946, #28371: Move existing parking lot office to new location on same lot.

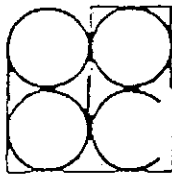
.10/7/1949, #A1269: Build one one-story brick and concrete parking garage and office. Cost: \$40,000.00.

.3/23/1950, #A7810: Install plumbing, one gas-fired boiler and one gas water heater. Cost: \$2,000.00.

.4/10/1950, #5940: Install one 3,000 gallon H. G. gasoline tank (storage) under concrete floor inside building line. Cost: \$2,000.00.

.6/23/1950, #A9264: Construct areaway on public space for entrance into building. Cost: \$200.00.

.7/14/1950, #A10083: Build one one-story concrete addition to garage. Cost: \$20,000.00.



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SUMMARY

.8/17/1950, #A14035: Install one basin, one water closet, three roof drains. Cost: \$1,000.00.

626

Leonard's Lunch (458-M):

.8/4/1905, #338: To cut one opening on each floor through party wall to connect 626 and 628 and place five doors to same. Contractor: A. B. Mullett & Company. Cost: \$50.00.

.1/11/1906, #1822: To erect roof over present yard 21' x 33', west side supported on iron posts.

.8/12/1947, #298001: To repaint one sign 1' x 25', flat against building line, "Litho Lab". Contractor: Arrow Sign Service.

628

Hub Furniture (458-L):

.6/27/1910, #7337: To install one 2 HP motor on first floor, rear. Contractor: C. G. Cassidy.

.8/17/1910, #853: To rebuild two show windows. Contractor: John L. Walker & Son. Cost: \$200.00.

.2/21/1914, #3410: Remove present rafters and sheathing and replace with new. Put on new tin roof, replace all window frames and sash, doors and jambs, and flooring damaged by fire. To repair plumbing and electric wiring and brickwork damaged by fire. Contractor: E. J. Elgin.

.5/22/1925, #10628: To change interior partition. No structural changes, no new plumbing. Cost: \$400.00.

.3/16/1931, #140623: To install one Class D refrigeration system. Contractor: J. D. MacKessy. Cost: \$100.00.

.7/26/1931, #215076: To replace existing wood beam supporting third floor, to close up existing light shaft. Remove non-bearing partitions. Architect: George L. Santryes. Cost: \$200.00.

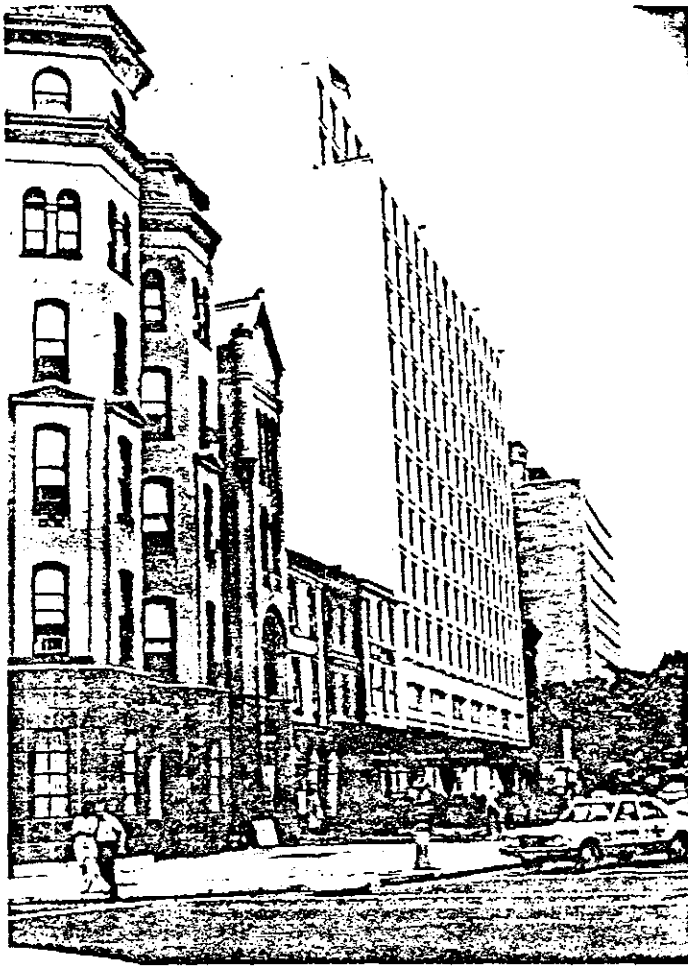
.4/5/1933, #161697: To install one Class D refrigeration system. Contractor: Russell Young Ice Cream Company.

.6/29/1934, #172594: To install one Class D refrigeration system. Contractor: Russell Young Ice Cream Company.

.4/30/1935, #179834: To remove 12" of dirt from cellar and concrete the floor. Cost: \$50.00.

.7/6/1938, #214446: To construct a three-story alley bridge between 638 D and premises at southeast corner of Seventh and D Streets. Cost: \$1,000.00.

.6/26/1946, #286644: To alter front of first floor show windows and repair first floor interior. Architect: Harry L. Apler. Cost: \$6,000.00.



Southwest Corner of Square 458
with View of Indiana Avenue
looking East



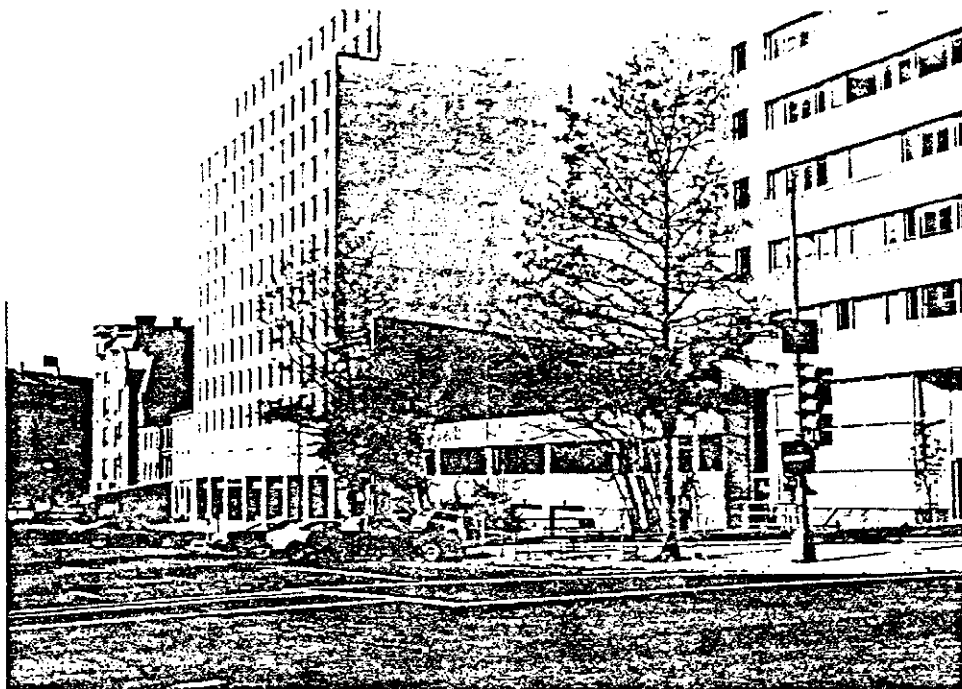
Southwest Corner of Square 458 with View of Seventh Street
looking North



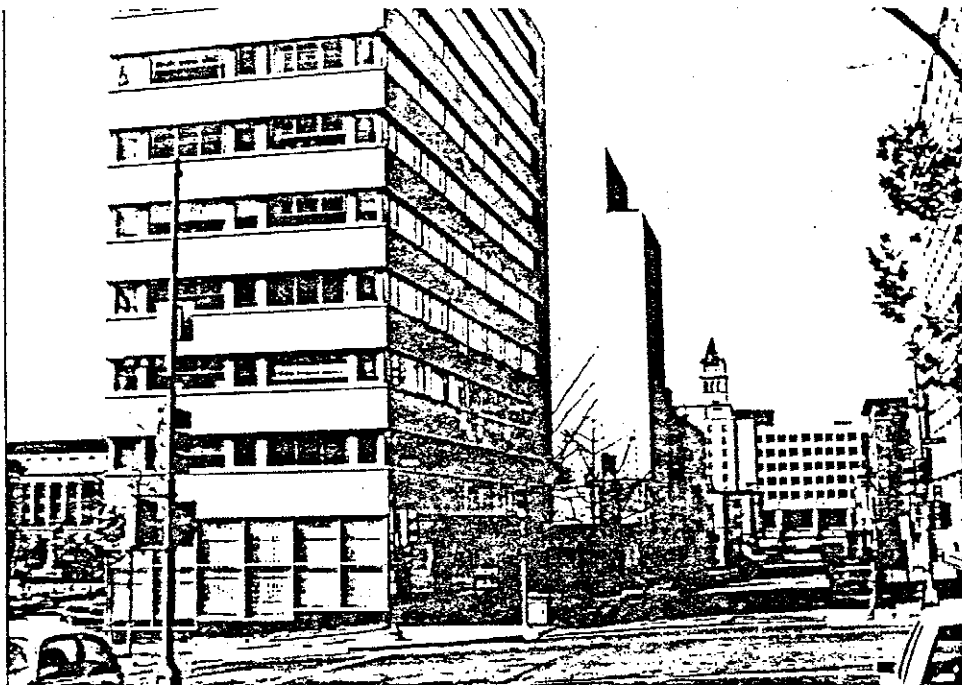
Northwest Corner of Square 458 with
View of Seventh Street looking Sou:



Northwest corner of Square 458 with
view fo D Street looking East



East End of Square 458 with View of Indiana Avenue
looking West



East End of Square 458 with View of D Street looking
West to the FBI Building



View of Historic Row on Indiana Avenue; Southwest
Portion of Square 459

SUMMARY OF PAST LAND USES

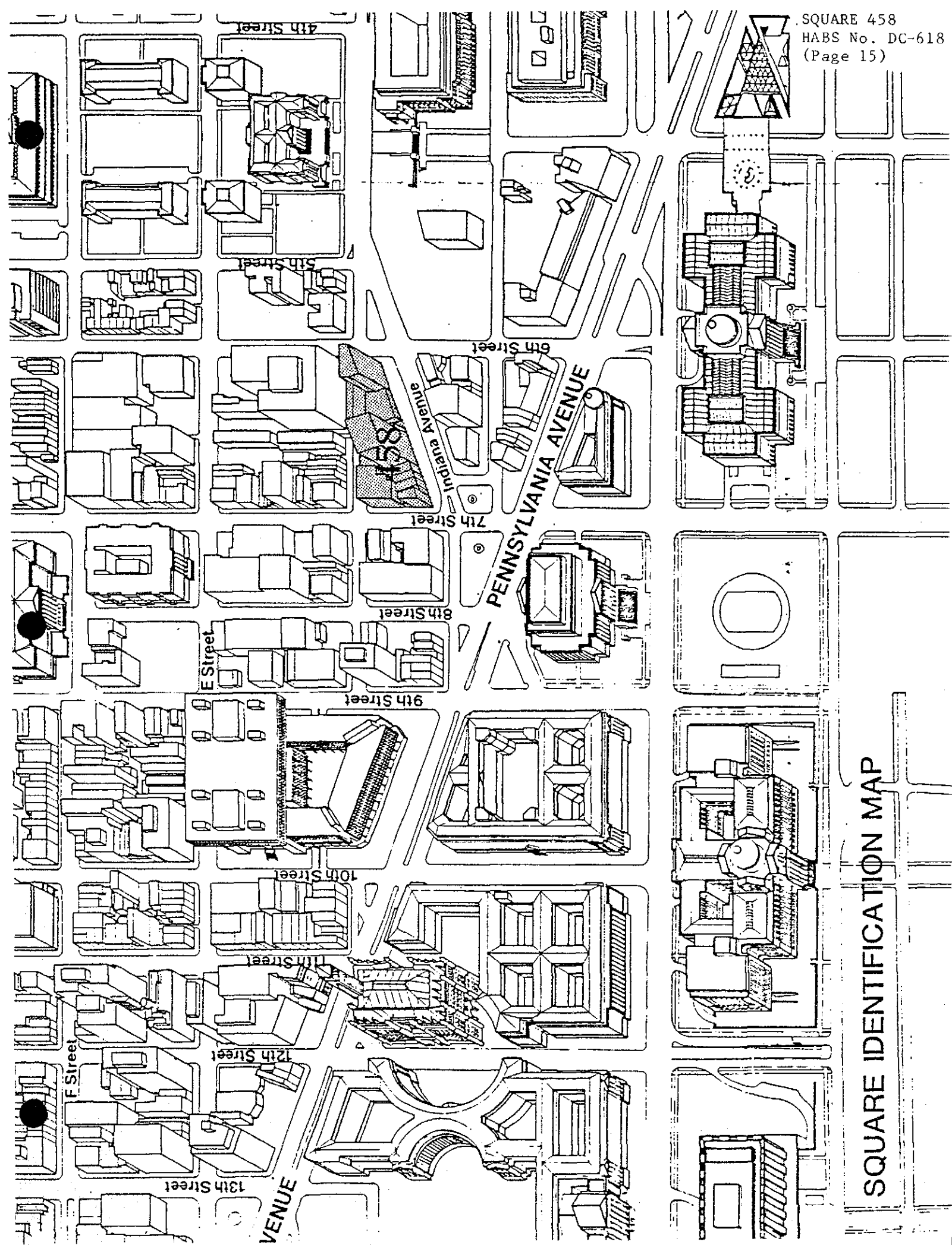
Square 458 lies on the southeastern portion of the Pennsylvania Avenue Historic District. Its configuration is trapezoidal, resulting from the impingement of Indiana Avenue cutting diagonally across its southern border.

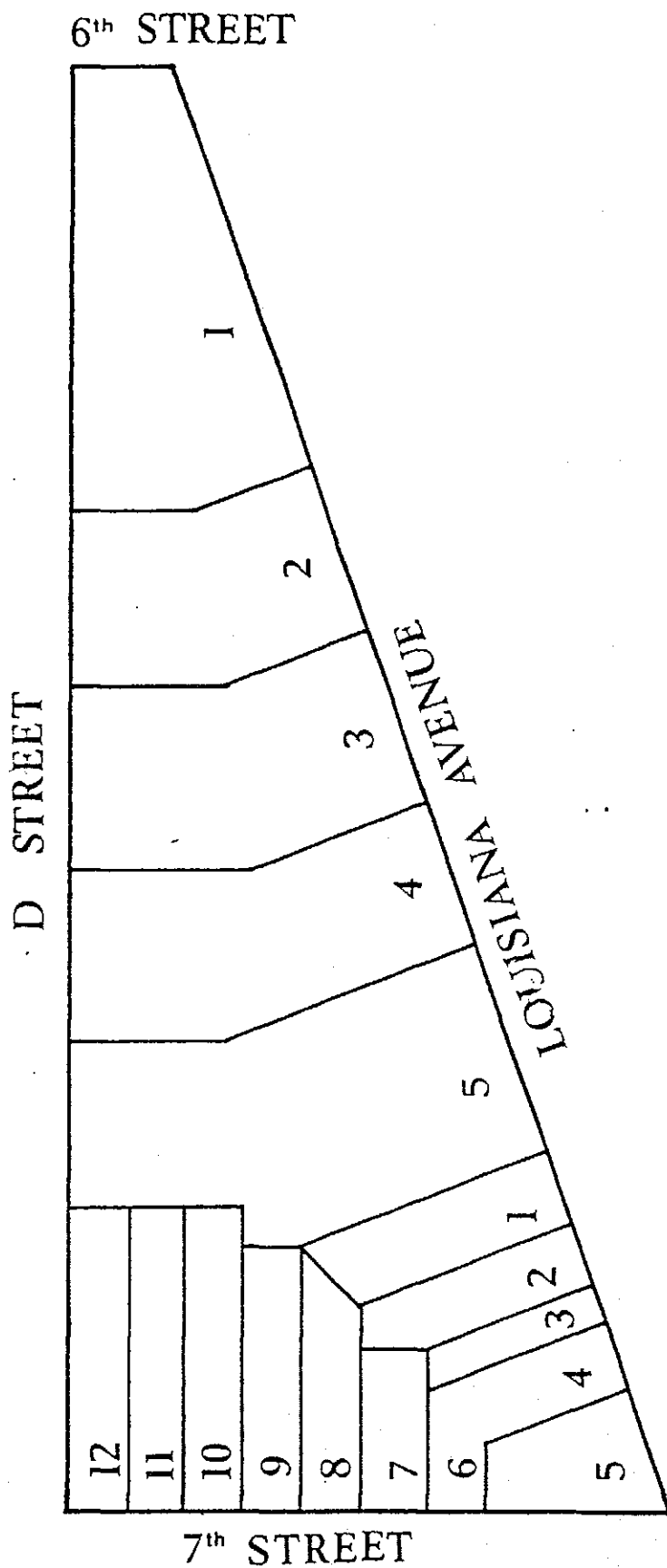
Square 458 forms the northern edge of the patte d'oie configuration of streets that radiate from Market Square. This "central plaza" was one of the three intended by Washington's planner, Pierre L'Enfant. It was intended to have emerged out of the intersection of three major axes, Pennsylvania Avenue, Indiana Avenue, originally called Louisiana Avenue, and Eighth Street. The significance of this area was important since it offered views of culturally prominent structures; the National Church, the Judiciary House, the Washington Equestrian Statue, as well as the Presidential and Congressional Houses. For this reason, Indiana Avenue was designed to be as wide as Pennsylvania Avenue.

Originally Square 458 consisted of seven lots, but by 1872 the square had been subdivided into seventeen lots. Ten lots faced Indiana Avenue, while seven faced the Seventh Street side. A small service alley punctured Lot 5, commencing at its northern edge and terminating at its mid-point. Extensive segmentation of the square occurred by the late Nineteenth Century, extending lot usage and D Street. Because the square was subdivided and renumbered several times throughout its history, it is convenient to relate to these lots by referring to their designation as stated in the Bastert Plat Map, and then showing subdivisions that occurred within them.

Square 458 lies comfortably within the environment which was the city's bustling commercial sector throughout the Nineteenth Century. Because of the square's proximity to Pennsylvania Avenue, and its accessibility to other outstanding commercial avenues, it easily lured merchants, entrepreneurs, and professionals of varying occupations during the Nineteenth Century.

Specific business trends may be observed through a more methodical exploration of the City Directories. Throughout the later part of the Nineteenth Century and the early Twentieth Century, much commercial development and movement arose on D Street and Seventh Street, and especially on Indiana Avenue. D and Seventh Streets became small scale, retail oriented areas, with such establishments as jewelry stores, liquor dealers, locksmiths, etc. Indiana Avenue attracted such professionals as architects, lawyers, insurance agents, commission merchants, physicians and civil engineers. By the early Twentieth Century, though, these professional firms had moved. The resettlement of the professionals may be attributed to unfavorable, depressing city conditions. As professional establishments were slowly relocating, they were replaced by retail and service shops.



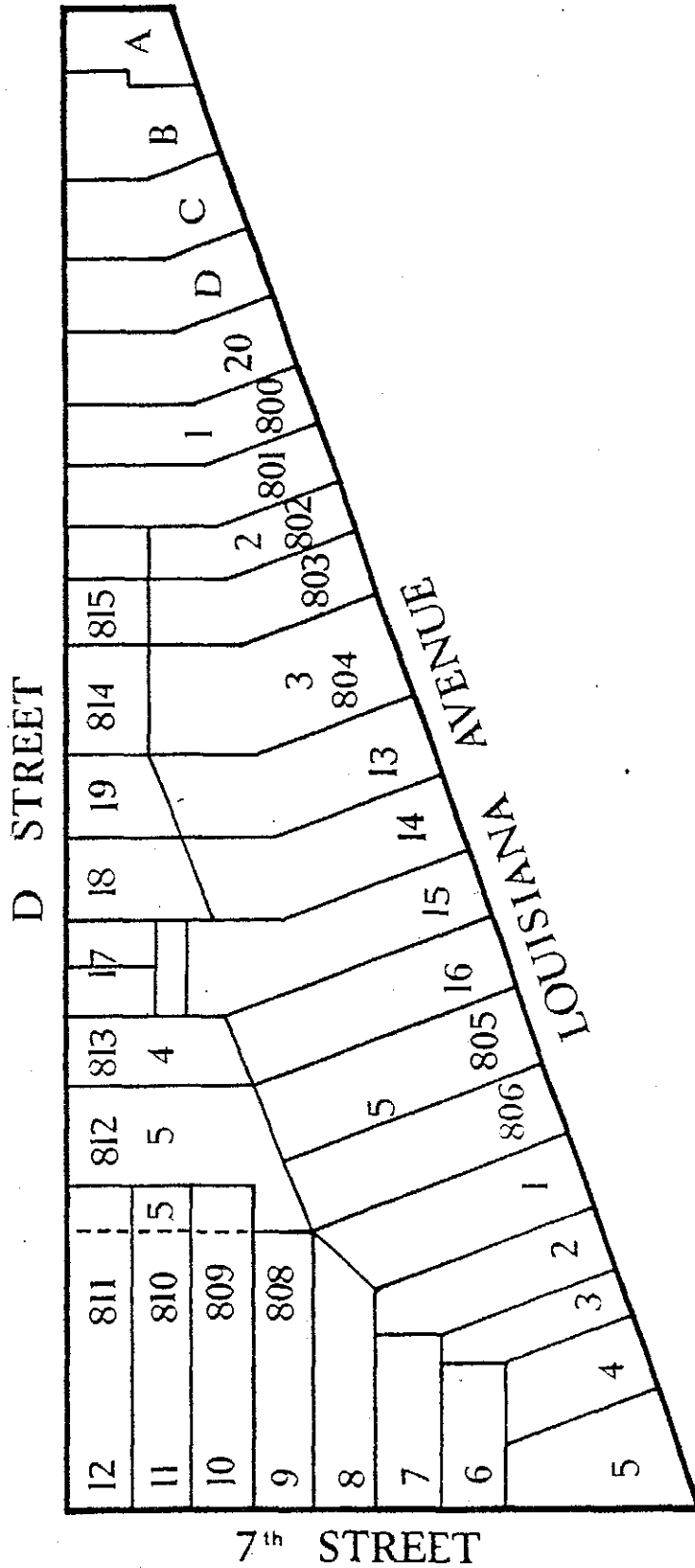


SQUARE 458

BASTERT 1872 PLAT MAP

SCALE 1" = 60'

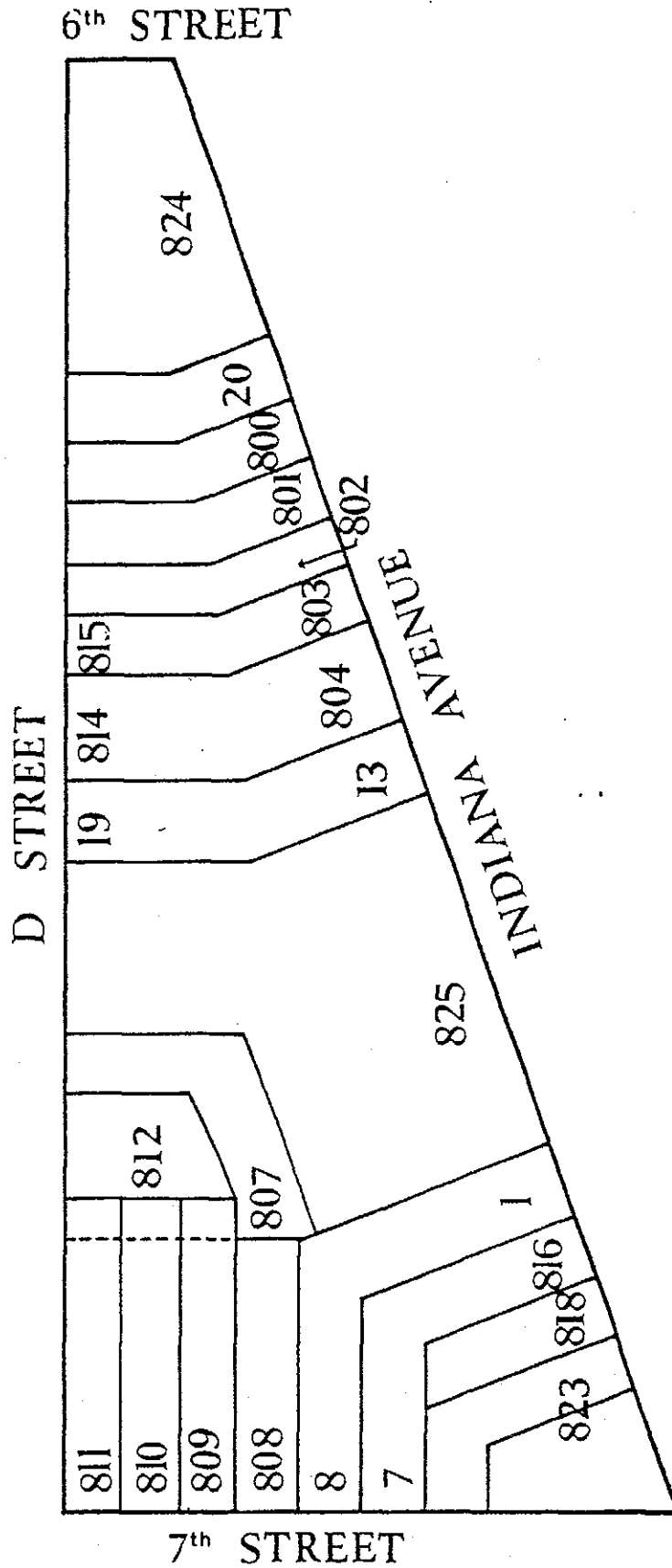
6th STREET



SQUARE 458

BAIST 1919 PLAT MAP

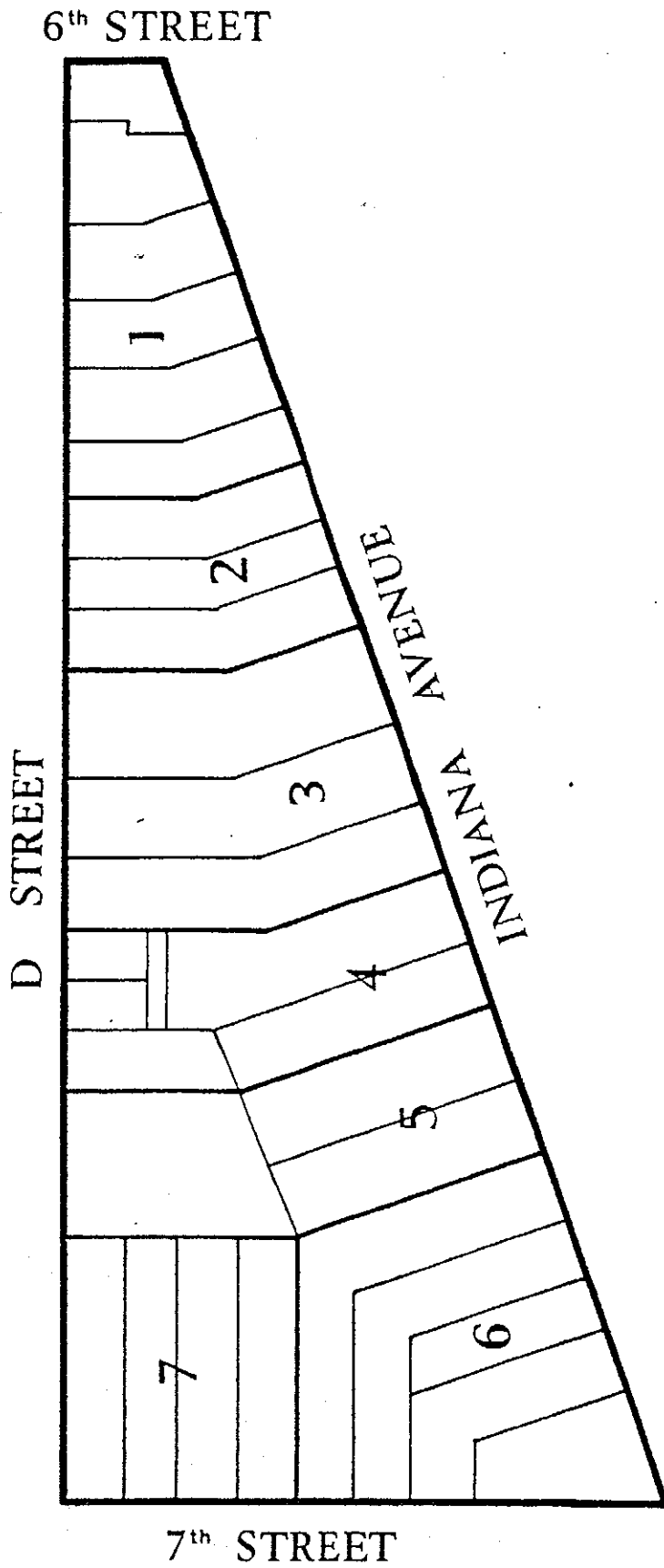
SCALE 1" = 60'



SQUARE 458

P.A.D.C. PROPERTY MAP 1974

SCALE 1" = 60'



SQUARE 458

CHRONOLOGICAL LIST OF PUBLIC DOCUMENTS

1792	(October 5) Washington first platted
1813	First TAX ASSESSMENT record
1819	Tax Assessment
1822	First CITY DIRECTORY
1824	Tax Assessment
1829	Tax Assessment
1834	City Directory
1839	Tax Assessment
1840	Tax Assessment
1843	City Directory
1844	Tax Assessment
1846	City Directory
1850	City Directory
1853	City Directory
1855	City Directory - first time house numbers were used as part of addresses
1858	First MAP of DC - Baschke
1858	City Directory
1859	Tax Assessment
1862	City Directory - Directories published annually hereafter
1864	Tax Assessment
1869-1871	Tax Assessment
1870	New street numbering system instituted; many early addresses in PADC site changed
1872	Plat Map (Bastert)
1878	First recorded building permit
1878-1879	Tax Assessment
1883-1884	Tax Assessment
1887	Plat Map (Hopkins)
1892	Plat Map (Hopkins)
1893-1894	Tax Assessment
1899-1900	Tax Assessment
1903	Plat Map (Baist)
1919	Plat Map (Baist)
1920	Plat Map (Baist)
1923	Plat Map (Baist)
1924	Plat Map (Baist)
1939	Plat Map (Baist)
1948	Plat Map (Baist)
1957	Plat Map (Baist)

SOURCES

Baist Real Estate Atlas
Bastert and Enthoffer Plat Maps
Boyd's City Directories
District of Columbia Building Permits
District of Columbia General Assessment Records
District of Columbia Recorder of Deeds
District of Columbia Surveyor's Office Records
District of Columbia Tax Records
Hopkins Real Estate Atlas
Polk's City Directories
Property Map for Downtown Urban Renewal Area for District of Columbia Redevelopment Land Agency
Sanborn Insurance Map